



SURVEYOR'S STATEMENT:
 THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF MRS HERSCOWITZ ON APRIL 25, 2023.
 I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED UPON CITY OF OAKLAND DATUM. I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND ORDINANCES HAVE BEEN FULLY SATISFIED.
 I FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS DESCRIBED IN THAT CERTAIN DEED RECORDED SEPTEMBER 18, 2017 UNDER SERIES No. 2017-203474, OFFICIAL RECORDS OF ALAMEDA COUNTY, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL NO. 044-4989-010-06.
 I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT, THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A RECORD OF SURVEY OR CORNER RECORD TO BE FILED WITH THE COUNTY OF ALAMEDA.
 I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.

DOCUMENT REFERENCES:
 D1 GRANT DEED RECORDED SEPTEMBER 18, 2017, UNDER SERIES No. 2017-203474, OFFICIAL RECORDS OF ALAMEDA COUNTY
 D2 DEED OF TRUST RECORDED AUGUST 29, 2013, UNDER SERIES No. 2013-293949, OFFICIAL RECORDS OF ALAMEDA COUNTY
 R1 PARCEL MAP No. 8017, RECORDED DECEMBER 17, 2009 IN BOOK 315 OF MAPS AT PAGES 9-15, ON FILE IN THE OFFICE OF THE COUNTY RECORDER
 R2 "MAP OF THE ANDREW JONES SUBDIVISION", RECORDED SEPTEMBER 30, 1892, IN BOOK 14 OF MAPS AT PAGE 3, ON FILE IN THE OFFICE OF THE COUNTY RECORDER
 R3 TRACT No. 7640, RECORDED JULY 25, 2007 IN BOOK 299 OF MAPS AT PAGES 89-97, ON FILE IN THE OFFICE OF THE COUNTY RECORDER

NOTE:
 NO TITLE REPORT WAS PROVIDED. EASEMENTS OR ENCUMBRANCES REVEALED THEREON ARE NOT SHOWN.

BOUNDARY & TOPOGRAPHIC SURVEY

THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED SEP. 18, 2017 UNDER SERIES No. 2017-203474, OFFICIAL RECORDS OF ALAMEDA COUNTY, CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA JUNE, 2023 SCALE: 1" = 30'

PUBLIC ADVISORY STATEMENT:
 THIS MAP IS BASED ON PRIVATE SURVEYS PERFORMED BY LICENSED PROFESSIONALS AND WILL NOT BE UPDATED OR CORRECTED BY THE CITY OF OAKLAND AFTER ITS FILING. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE BY THE CITY OF OAKLAND THAT THIS MAP AND THE SURVEY INFORMATION ON WHICH IT IS BASED IS CORRECT, ACCURATE, AND CURRENT, NOR THAT THE CITY WILL RETAIN FOR PUBLIC INSPECTION ANY RELATED INFORMATION WHICH MAY BE SUBSEQUENTLY SUBMITTED TO THE CITY, INCLUDING ALLEGED OR ACTUAL DISCREPANCIES, INACCURACIES, DEFICIENCIES, AND ERRORS.

NOTE:
 THERE ARE NO VERTICAL CURVES WITHIN 300 FEET OF THE PROPERTY
 THERE ARE HORIZONTAL CURVES WITHIN 300 FEET OF THE PROPERTY
 THERE ARE NO PROTECTED TREES ON THE PROPERTY
 THERE ARE NO EXISTING BUS STOPS WITHIN 100 FEET OF THE PROPERTY
 THERE ARE EXISTING CROSSWALKS WITHIN 100 FEET OF THE PROPERTY

BENCHMARK:
 CITY OF OAKLAND MONUMENT 24/B/25- WELL MONUMENT IN NORTHERLY CONCRETE WALK AT THE INTERSECTION OF 98TH AVENUE AND "E" STREET
 EL = 20.463' CITY OF OAKLAND DATUM (MONUMENT RESET IN 1990)

BASIS OF SURVEY:
 PARCEL LOCATION IS BASED UPON THE DEED RECORDED SEPTEMBER 18, 2017 UNDER SERIES No. 2017-203474, "MAP OF THE ANDREW JONES SUBDIVISION" (14 M 3), TRACT No. 7640 (299 M 89), PARCEL MAP No. 8017 (315 M 9), AND THE MONUMENTS OR SPLITS OF IMPROVEMENTS ESTABLISHING THE LINES OF 98TH AVENUE, ARMSTRONG DRIVE, "E" STREET, AND ELMHURST AVENUE.



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